



BOARD OF ZONING APPEALS

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

<https://planning.clevelandohio.gov/bza/cpc.html>

216.664.2580

JANUARY 9, 2022

Under the conditions specified by law, the Board of Zoning Appeals will be conducting a virtual meeting using the WebEx Platform. The Board of Zoning Appeals hearing will also be live streamed on YouTube. The links for the live streams will be available before the meeting on our website at:

<http://www.clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/ZoningAppeals>

Or <https://www.youtube.com/channel/UCB8ql0JrhmpYIR1OLY68bw/>

In order to keep the WebEx session manageable, we are asking individuals that wish to participate in the meeting to contact the Board of Zoning Appeals office by phone or email **by noon on JANUARY 6, 2022. Those individuals not planning to comment on any agenda item during the WebEx session are encouraged to view one of the live streams.**

IF YOU WISH TO PARTICIPATE AND OR GIVE TESTIMONY contact the Board of Zoning Appeals office and request at 216-664-2580. You can also email us at boardofzoningappeals@clevelandohio.gov

Calendar No. 22-224:

522 East 105. Street

Ward 9

Kevin Conwell

15 Notices

Evergreen Cooperative Laundry, Inc., owner, proposes to erect a 5,140 square foot warehouse addition for a laundry in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.08(b) which states warehouse is not a permitted use in a Multi-Family Residential zoning district. (Filed November 30, 2022)

Calendar No. 22-225

1857 Collonade Rd.

Ward 10

Anthony Hairston

14 Notices

Melissa Price, proposes to establish use as day care for 7-12 children in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 337.02(g)(3) which states that day care use in a Two-Family Residential district is permitted if located not less than thirty (30) feet from any adjoining premises in a Residence District not used for a similar purpose, and subject to the review and approval of the Board of Zoning Appeals after public notice and public hearing, if adequate yard spaces and other safeguards to preserve the character of the neighborhood are provided, and if in the judgment of the Board such buildings and uses are appropriately located and designed and will meet a community need without adversely affecting the neighborhood. (Filed December 5, 2022)

Calendar No. 22-226:

4750 Hinckley Ave.

Ward 12

Rebecca Maurer

56 Notices

Christina McDermott, owner, proposes to erect a 2,776 square foot storage structure for existing greenhouse/warehouse use in an A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified:

1. Section 337.02 which states a storage structure is not permitted in a One-Family Residential District.
2. Section 359.01 which states that no enlargement or expansion of a nonconforming use shall be permitted except as a variance under the terms of Chapter 329. (Filed December 6, 2022)

Calendar No. 22-228:

4015 Gifford Ave.

Ward 13

Kris Harsh

20 Notices

Sara Sova, proposes to establish use as a Residential Facility in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care service to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 343.01(b)(1) which states all uses permitted and as regulated in a Multi-Family District are permitted in a Local Retail Business District. Pursuant to 337.08(g), a Residential Facility use is permitted only when the residential facility is located not less than one thousand (1000) feet from another residential facility. Applicant has previously applied for a Residential Facility use at 4100 Gifford Ave., which application has been approved for zoning and will be issued upon successful building code plan review.(Filed December 7, 2022)

Calendar No. 22-230

6522-6524 St. Clair Ave.

Ward 7

Stephanie Howse

12 Notices

C.C.C. 3Corp., proposes to establish a residential facility for female emancipated youths ages 17-23 in a C1 Residence Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services.... For three (3) to sixteen (16) unrelated adults; proposed five (5) residents.
2. Section 337.08(g) which states Residential facilities are permitted in the use district if not within 1000 feet of the same use; the proposed facility is within 1000 feet of an established residential facility at 1118 E. 63rd St., (63rd St Home). (Filed December 12, 2022)

Calendar No. 22-234:

1822 West 25 Street.

Ward 3

Kerry McCormack

8 Notices

Salena Iwais, proposes to expand existing carry-out pizza restaurant into neighboring storefront to include new bar and sit down dining area in a C3 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that accessory off-street parking for a restaurant is required at the rate of one space per every four seats plus one space per employee. Per section 343.23(i), total required parking in a Pedestrian Retail Overlay District can be reduced by 1/3 therefore 10 spaces are required (Fifteen parking spaces is standard requirement reduced by 1/3) and no parking is provided.

